

ATTACHMENT 2

Suffield Meadows Continuing Care Community

Special Exception Applications and Comprehensive Plan Amendment

December 14, 2001

Statements of Justification

- For a Special Exception for the use of the property as a Continuing Care Facility
- For a Special Exception to permit a privately owned community wastewater treatment system to serve the Continuing Care Facility
- For a Comprehensive Plan Amendment to allow Fauquier Water & Sanitation Authority to serve the Continuing Care Facility with public water

I. Introduction

In accordance with the zoning ordinance, Continuing Care Facilities (Article 15-300) and Additional Standards for Continuing Care Facility (Section 5-606) the proposed Suffield Meadows Continuing Care Community ("Community") is a permissible use subject to Special Exception approval on properties zoned rural agricultural for parcels of one-hundred acres or more. Additionally, to provide utilities to the Community zoning ordinance, Category 20 Public Utilities (Section 5-2002) permits a privately owned community wastewater treatment system via special exception, and the Community meets several goals to amend the 1992-2010 Comprehensive Plan to extend public water to the Community.

AML Development Corporation ("Applicant") is the contract purchaser of 120 acres in the Scott Magisterial District of Fauquier County Virginia ("Property"), said property being adjacent to the New Baltimore Service District. The Property is identified on the Fauquier County land records as PIN#6995-79-4111 and is located on the north side of US Highway 29/15, west of the Snow Hill residential development (which is zoned R-1 with single-family detached residential dwellings). Other surrounding properties consist of larger residential lots with single-family detached dwellings west of the Property, and residential and commercial development located directly across on the south side of US Highway 29/15, Warrenton, Virginia. The Applicant proposes to develop, construct and operate a continuing care community in accordance with the Fauquier County Zoning Ordinance Article 15-300, which was added to the Ordinance five years ago.

The Community, as proposed, will be age restricted and will include a forty-bed assisted living facility, fifty detached cottages, thirty duplex villas and thirty-two independent living condominium apartments. The residents will purchase the homes but the land will remain in the ownership of a homeowner's association. As such, the residents will enjoy a maintenance free lifestyle in a secure and service enriched environment.

The definition of a Continuing Care Facility, according to the Zoning Ordinance, includes three types of care: a Congregate Living Facility, Adult Assisted Living and a Nursing Home. Fauquier County's Zoning Administrator interpreted that a Congregate Living Facility was intended to "mean cottages or single-family dwelling units, an independent structure used as part of a continuing care facility and/or as condominiums in one structure (see **Letter from Fauquier County Zoning Administrator, Attachment 1**)".

The Community will add to the types of housing available in the County and provide a unique opportunity for older Fauquier County residents to live in a high quality environment in proximity to service and retail centers.

II. Need for the Community

The year 2001, marks the year that the oldest Baby Boomers become 55 years old, the official age "seniors" are welcomed into age restricted retirement communities. Baby Boomers are the 76-million strong generation born between 1946 and 1964 that believes retirement is only a mid-life event and that their lives are only half over.¹ It is estimated that in 2001 the 55 or older group in Fauquier County will account for 20.4 percent of the county's population. This proportion is about the same as that for the state of Virginia and the nation. The age 65 and older population represents 13.2 percent of the total population, which is the same proportion as the national population. The minimum 55 age group is a fast growing segment of Fauquier County. It is projected to increase by nearly 20 percent over the next five years (see **Market Survey for Fauquier County, Attachment 1**).²

Currently, the residential housing market for the minimum 55-age population in Fauquier County is very limited. Individuals who are searching to simplify their living are faced with looking for options outside of the County, because what is needed and desired is unavailable in Fauquier County.

In September 2001, the Applicant hosted four focus group sessions that interviewed more than 35 Fauquier County residents to discuss the wants and

¹ Retirement Living News, January, 2001

² Market Survey of Fauquier County, Demographic Trends and the Age 55 and Older Group, prepared for AML Development Corporation, prepared by Evelyn Howard, RF&S Realty Advisors, Inc., August 2001

needs for senior housing within the County (see **Focus Group for Senior Housing, Attachment 3**). The four groups consisted of individuals from various segments of the County community. The findings of the focus groups indicated that they welcomed and saw a growing need for this type of community. They also felt that various levels of housing and care must be offered on the community campus, and emphasized that the inclusion of an assisted living facility was very important. The participants expressed an interest in the Continuing Care Community concept, and felt this community is desperately needed within the County. Fauquier County residents who have lived here most of their lives are accustomed to enjoying open landscape surrounding their homes and viewed the open space throughout the community as an important and desirable feature.

III. Community Summary

A. Appropriate Property

In 1976, Brooks and Joan Semple purchased the Suffield Farms property. For twenty-five years the Semples have been raising beef cattle, making hay and growing holly trees. As the Semples have matured, they have recognized a need for a more maintenance free lifestyle with like individuals in a beautiful setting. Likewise, this once rural farm has been surrounded by change with the growth of the New Baltimore Service District and the Route 29 corridor.

Five years ago while planning for their retirement lifestyle and home, and recognizing the growing retirement housing needs for Fauquier County residents, the owners of the Property proposed a Fauquier County Zoning Ordinance text amendment to allow a Continuing Care Facility on a rural agriculture parcel with a Special Exception. The proposal was unanimously approved through the Planning Commission and Board of Supervisors. The following are other reasons that this is the appropriate location for this community.

1. The Property is located approximately four miles northeast from the center of Warrenton, which has appropriate medical, shopping, educational and cultural services for the community's residents.
2. The size of the Property allows extensive open space and expansive buffers between adjacent properties, thus minimizing any significant impact to the existing surrounding community.
3. The Property is located adjacent the Fauquier County Water and Sanitation Authority's water distribution system, thus facilitating the use of public water to the Community.

4. The Property is centrally located within the county, providing reasonable accessibility for all age appropriate county residents, visitors and future employees.
5. The recent focus group participants felt that the Property was not "Rural Agricultural" land anymore, based on the growth and uses surrounding the Property, and based on the frontage on US Highway 29/15.
6. The Property is less than one mile from the New Baltimore Volunteer Fire and Rescue station located on US Highway 29/15.

For these reasons, the Property is an appropriate location for the Community and the Special Exception should be approved to allow this use at this location.

B. Community Description

The Applicant has been able to design a community that is compatible with the character of the area but unique in its design and orientation to mature residents. High quality design elements include a gatehouse and entry feature at US Highway 29/15, special paving treatment at the entry, trail walkways throughout the community that includes connections to terraces, natural activity features, gardens and exercise stations. The Community as proposed will be condominium and will include a forty-bed assisted-living facility, fifty detached cottages, thirty duplex villas and thirty-two independent living condominium apartments. The purchaser will own each residential unit and the homeowners association will own the land. The grounds of the property will be fully maintained to the building line of each residence by the homeowners association's maintenance crews, thus allowing a maintenance free lifestyle for the residents (see **Illustrative Exterior Design concepts, Attachment 4**).

1. Restricted to 55 years and older residents.

The Community will be an age-restricted community for residents 55 years and above. The United States Congress in response to a growing trend to restrict housing to those without children enacted the *Fair Housing Amendments Act* in 1988. Notwithstanding its desire to protect families with children in their search for available and affordable housing, Congress was nevertheless mindful of the need for housing for seniors. One of the exemption types is housing intended and operated for occupancy by persons of a minimum of 55 years of age.

Children under the age of nineteen are not permitted to live on the premises. However, visits for up to ten days are permissible. The

FHAA does not prohibit a community from setting more stringent age requirements than what is required by the 55 minimum exemption.³

2. Allowing residents to "Age in Place"

The Community offers a "State of the Future" community that will incorporate in the new homes the features AARP recommends as modifications for people who want to "age in place" and remain in their new homes for as long as possible. Such features would include the principles of Universal Design (see **Universal Design Article, Attachment 5**), home and community based services, and the technological infrastructure for security and monitoring systems, such as the latest Tele-medicine equipment and services.

3. Natural Amenities throughout the Community.

The open space is designed as an amenity to the Community. The preservation of large areas of open space, especially around the periphery of the Community creates a pleasant living environment. The existing and proposed landscaping along the Communities private streets and the boundaries of the Community, together with the open space, will create an attractive environment for the residents, the surrounding neighborhood and the County.

The proposed site offers several natural amenities such as natural bird watching areas, rolling hills, woodlands, meadows, streams, ponds and an existing home of unique character. The plans include constructing additional community features for the residents. The Community theme will be GARDENS; not only a variety of quality, long-lived base plants and copious use of the wide varieties of holly trees available on site, but also a wide choice of horticultural display for both active and passive enjoyment. Some examples:

- Cutting gardens with raised beds and other accessibility features
- Vest pocket gardens tucked in small, unexpected locations
- A fragrance garden, also with raised beds
- Patchwork kitchen gardens featuring both vegetables and table flowers

³ Legal Issues Relevant in Marketing and Managing Multi-Family and Senior Housing Projects, William W. Riggins, III, Esq., Linowes and Blocher LLP

- Wetlands gardens for enjoyment of the unique plants, birds and animals
- Theme gardens such as a Colonial Garden

Walking trails with exercise stations will meander throughout the natural features of the property, adding yet another benefit for the Community residents. The existing character home will become the community clubhouse and will house the management offices, social gathering areas, activity rooms, a conservatory, meeting rooms and living rooms. Additionally, there will be an outdoor swimming pool, pool house and fitness center. Within the Community the residents will be able to have easy access to a barber/beauty shop, banking facilities, religious services, business center, concierge service, specific health assessments and care programs, housekeeping and community transportation.

In summary, the Applicant has designed a unique residential community that complements the character of the surrounding area and will satisfy an unfulfilled need for a continuing care community with homes built by a high quality regional builder with minimal maintenance requirements and an accessible living environment. The Community is both what the residents want, as well as the appropriate natural setting to enjoy their new independent lifestyle and receive the care when they may need it.

C. Operations

The Community will offer secure living by means of a security gate at the vehicular entrance, 24-hour security and individual fire, smoke and security alarm systems. There will be regular maintenance of the lawns and landscaping as well as the common, social and recreational amenities. The clubhouse will become the center for social life within the community. The clubhouse will include specially designed rooms for activities, card playing, reading, and social interaction. Adjacent to the clubhouse will be the fitness center and outdoor swimming pool, which will have regularly scheduled classes and programs for fitness, exercise and swimming. The land plan offers numerous areas for community gathering spaces and greens for social, recreational and passive activities.

The Assisted Living Facility will be a home for forty residents requiring assistance in their daily living activities such as grooming, personal hygiene, eating, housekeeping, nutrition and medications. In addition, there will be physical therapy programs, cultural programs and social activities designed

specifically for each assisted living resident. The facility will be operated on a 24-hour basis.

All residents in the Community will have access to the beauty shop, banking facility, gift and convenience shop, pharmacy collections/delivery service, and dining room.

The Community will employ at least thirty full-time equivalent employees from grounds maintenance to healthcare professionals. The Assisted Living Facility will be licensed with the Virginia Department of Social Services, and designed and operated in accordance with their regulations. An operator will be selected for the Assisted Living Facility who has a track record of delivering quality healthcare and is certified and licensed with the State.

D. Communication Effort

The Applicant has initiated a communication plan to educate, inform and learn from the surrounding community about Continuing Care Communities and specifically the proposed community. Several individuals have personally reviewed the site plan and each concern was considered and addressed on the current site plan. Some additional follow up on discussions will continue. The following groups were among the meetings held to date:

- Snow Hill Homeowners Association Board of Directors
- Contiguous property owners
- Piedmont Environmental Council
- Concerned Citizens for New Baltimore
- Scott District Supervisor and Planning Commissioner
- More than 35 Fauquier County focus group participants

Our goal is to provide what works for the future residents, the neighboring community and the County.

IV. Utilities and Transportation

A. Utilities

The property on which the Community is proposed lies just outside the New Baltimore Service District, bounded to the south and the east by the service district boundary. Public wastewater treatment services are not currently provided to those adjacent areas within the current service district. Nor is wastewater treatment service planned for this area under the current Comprehensive Plan. As a cluster development condominium preserving open space and providing for a design that best blends the proposed improvements into the natural landscape, this project is best served by community water and wastewater systems.

- **Privately Owned Community Wastewater System.** Because the Property is not located in a current service district, Planning for this project has been done in consultation with the regional office of the Virginia Department of Health, the Fauquier County office of the Health Department and the County's Soil Scientist in developing a privately constructed, owned and operated community wastewater system. After thorough on site investigations, it has been determined by Fauquier County's Soil Scientist, Danny Hatch, that the existing soil is some of the "best in Fauquier County" to accommodate such a system.

The community wastewater system will be designed to efficiently convey, treat and dispose of the projected wastewater generated for this project. The conveyance system will include gravity sewers and one pump station that will convey the wastewater to a state-of-the-art treatment plant consisting of either a sequencing batch reactor or an up-flow sludge blanket filtration process, providing tertiary treatment of the wastewater prior to applying it to a subsurface drip/disposal system. The conveyance system and treatment process hydraulics will be designed to minimize flow retention times, virtually eliminating opportunities for odor problems to develop. The fact that the treatment process ends with the application of treated water to a closed, subsurface drip/drainfield system eliminates contact to open air, further eliminating the potential for odors to develop.

Suitable soils for this proposed sub-surface drip/disposal system have been located and meet the Virginia Department of Health's 2000 Sewage Handling and Disposal Regulations. This system also meets the requirements of the Health Department's Guidance Memoranda and Policies for mass drainfields. These discussions started with the initial phases of investigation for this project and the Health Department has been in agreement with, and a party to, the proposed concepts from the beginning. An area has been delineated for this project with suitable soils to meet the county's requirement for a 200 percent reserve.

Once Special Exception approval has been obtained, the Health Department will review the site. In the interim, a statement from the Health Department affirming their position on this project has been included with this submission.

The community wastewater treatment system will be privately owned and will be operated and maintained by a fully qualified operator, licensed by the Commonwealth of Virginia and holding a Virginia Class III Wastewater Treatment Plant Operators Permit.

The location of the proposed sub-surface drip irrigation system was selected based on the suitability of the existing soils for mass drainfield applications. A Type I Soils Map was prepared by the County's Soil Scientist office. In addition to the mapping prepared by the County Soil Scientist, Danny Hatch, a third party, Chuck Jackson, with Soil Consultant, Inc., conducted extensive field evaluations of the subject site, utilizing the Interpretative Guide to the Soils of Fauquier County (2001) and the Type I Soils Map.

(See Letter from the Fauquier County Health Department, Attachment 6)

Water Service. With public water available on two sides of this project, it is requested that the Board of Supervisors grant an amendment to the current Comprehensive Plan allowing the Fauquier County Water and Sanitation Authority (WSA) to provide public water service to this project. WSA would like the ability to serve this Community with water and utilize the existing high yield well that currently exists on the property. This property provides a strategic opportunity for the WSA to complete a regional water loop between Snow Hill and the new water supply well on the Jamison property. While the Property's well is not currently required by the WSA, it provides an excellent backup supply resource for future needs. The WSA has indicated, by letter attached, that the New Baltimore Service District has the capacity to service this need.

The proposed water system will be designed and constructed to WSA and Virginia Department of Health standards and will provide both domestic water and fire protection services to the project. The potential to provide a critical link in the regional looping of the water system for the service area will enhance water pressure and fire protection reliability for the local service district. Water and wastewater flow projections for the Community is estimated at 30,000 gallons per day at maximum occupancy.

Subject to the approval of the concurrently submitted Comprehensive Plan Amendment to allow this Property to be served by WSA for water only, the Developer would enter into agreements with the Authority **(See Letter from the Fauquier Water & Sanitation Authority, Attachment 7).**

B. Transportation

The proposed access from US Highway 29/15 minimizes impacts on traffic in the surrounding area. There will be no interparcel connections that could result in cut through traffic or bringing traffic through established residential neighborhoods. Residents of this community will generate much fewer vehicular trips than those associated with typical single-family residential developments as evidenced in the Trip Generation Analysis prepared by Patton, Harris, Rust and Associates (see PHRA Traffic Analysis, Attachment 8). Since the Community is located on US Highway 29/15, we have had extensive discussions with the Virginia Department of Transportation in an effort to minimize traffic impact and maximize safety. The following are the transportation solutions to minimize the impact on traffic in the area:

- VDOT requested that we move the Community's main entrance to align with the south portion of Route 673 (Baldwin Street), we have changed our site plan to accommodate this request.
- Closing the existing entry as noted above and limiting any future entrance requests along the Property's US Highway 29/15 frontage. This would allow VDOT to close or vacate a number of the median cuts along this portion of the highway, in line with their long-range goals.
- Per VDOT also viewed the Community as a low impact traffic generator and will not require a traffic impact study.
- VDOT's request, we will reserve 35 feet of additional right of way on the North side of US Highway 29/15 for the future third lane expansion program, which upon completion, would properly size the highway for its use.
- We will construct deceleration and accelerations lanes and right and left turn lanes for the entrance of the Community off of US Highway 29/15.
- Improvement of Fosters Fork Road (north portion of Route 673) to the secondary entrance to the Assisted Living Facility would be completed by the developer as part of the development work for this Community.
- The use of private streets throughout the Community results in less impervious surfaces, a more innovative and environmentally sensitive design and permits the use of alternative paving materials and finishes to the roadway.

- We plan to have certain on-site conveniences which will help alleviate travel trips on US Highway 29/15 for the Community residents. Such as providing a beauty shop, banking facility, gift and convenience shop, and pharmacy collections/delivery service. A transportation van would be on-site for the Community's use well; we are as negotiating being added to the route from the County's Circuit Rider transit vehicles.

V. Goals, General and Additional Standards for Special Exceptions and Comprehensive Plan Amendment

In addition, the proposed continuing care community meets the following objectives of the Ordinances, Comprehensive Plan Amendments request and its land use objectives.

A. Zoning Ordinance, Article 5, Special Permits and Special Exceptions, Section 5-006 General Standards

1. The proposed use shall be such that it will not adversely affect the use or development of neighboring properties. It shall be in accordance with the applicable provisions of the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and/or use of adjacent or nearby land and/or buildings or impair the value thereof.
 - Property appraisers have indicated that high quality continuing care retirement communities, not only, do not have an adverse affect on neighboring property values, but, in fact, have a positive effect to the neighboring properties.
 - The open space around the Property is being preserved and provides an extensive buffer, far exceeding the 100-foot minimum separation requirement in the Additional Standards section 5-606.
 - The open space will be further enhanced with extensive landscaping for the enjoyment of the residents and neighboring community.
 - Deteriorating wetlands will be restored and made an amenity for the residents and neighborhood. As well as the replacement of rundown fences and old farm buildings.
 - Screening holly trees and evergreens will be strategically located around the boundary of the Property near the neighboring properties off of Fosters Fork Road. In some cases, visual earth berms will be constructed to prevent any adverse view disturbance.

- The majority of the residential buildings will be clustered to the center of the Property, thus minimizing any substantial massing of structures being viewed from outside the Property.
 - All new buildings will be of a high quality residential design. The buildings will be in conformance with the height requirements of RA zoning.
2. The proposed use shall be such that pedestrian and vehicular traffic generated will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood and on the streets serving the site.

Residents of this community will generate many fewer vehicular trips than those associated with typical single-family residential developments of a ratio of 1:3 as evidenced in the Trip Generation Analysis prepared by Patton, Harris, Rust and Associates (see PHRA Traffic Analysis, Attachment 8). Since the Community is located on US Highway 29/15, we have had extensive discussions with the Virginia Department of Transportation in an effort to minimize traffic impact and maximize safety.

3. In addition to the standards which may be set forth in the Article for a particular category or use, the BZA and Board may require landscaping, screening, yard requirements or other limitations found to be necessary and appropriate to the proposed use and location.

To protect the views of the neighboring properties, earth berms and tree screenings will be created between the Community's improvements and its neighbors to the southeast of the property.

4. Open space shall be provided in an amount at least equal to that specified for the zoning district in which the proposed use is located.

With the clustered development as proposed, 88.85 percent of the site will remain as common and non-common open space. A calculation table, on the proposed development plan, illustrates this. The open area is calculated as all the common and non-common areas excluding the proposed site improvements consisting of building areas, roads, and parking lots (see **Special Exception Illustrative Plat, Attachment 9**).

5. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and

loading requirements shall be in accordance with the provisions of Article 7.

The final design of this plan will meet the requirements of Article 5-006 of the zoning ordinance. Parking and loading spaces for the single family detached and attached, multi-family and assisted living facilities will be provided as required under Article 7 of the Zoning Ordinance. Storm water management and best management practices will be provided in conformance with the Occoquan Watershed Standards.

With the provision of public water, as requested under the modification to the Comprehensive Plan, and the granting of a special exception for a community wastewater treatment system, adequate utilities will exist for this project. Telephone, cable and power utilities are also available to this project. All on-site roads for this project will be privately owned and maintained.

6. Signs shall be regulated by the provision of Article 8, except as may be qualified in the Parts that follow for a particular category or use. However, the BZA and the Board, under the authority presented in Section 007 below, may impose more strict standards for a given use than those set forth in this Ordinance.

Low-level signage will not to exceed twelve square feet and will be inset into a high quality stonewall and entrance feature facing US Highway 29/15. The sign will be illuminated with ground level lighting.

7. The future impact of a proposed use will be considered and addressed in establishing a time limit on the permit, if deemed appropriate.

The proposed continuing care retirement community will provide various types of living accommodation, which allows the residents to remain on the campus as their needs change. Cottage style homes have universal design features to accommodate residents with or without physical limitations in a single-family style home. The Duplex Villas simplify the single-family home into a smaller unit. The Independent Living Apartment provides full access, barrier free entry, secured parking areas and enclosed entryways, which has been very popular with single female residents. The Assisted Living Facility and services will allow the residents to age-in-place. The residents may choose assistance within their existing home or relocate into an assisted care environment.

8. The proposed use shall be such that air quality, surface and groundwater quality and quantity, are not degraded or depleted to an extent that would hinder a discourage the appropriate development and /or use of adjacent or nearby land and/or buildings or impair the value thereof.
- As a residential community, the Community will not adversely affect the air quality. The storm water run off will be not increased or diverted from what now exists at the property boundaries.
 - Storm water drainage will be used to replenish and nurture the wetland gardens on site as well as to feed the on-site pond. Storm water management systems will be designed in accordance with the Occoquan Watershed standards. To mitigate rainwater runoff, rain gardens with high moisture tolerant plantings will be installed in to the drainage swales adjacent to parking and paved roadways. These will act as filters to immediately catch the runoff.
 - By means of private roads, the impervious areas will be reduced as compared to public road standards. The walking trails will be constructed of blue stone chips over a properly compacted base, to allow for a pervious surface.
 - With over 100 acres planned for open space, there will be sufficient areas for immediate percolation of storm water. The majority of the open space areas will remain as fields of the Community and will be maintained as grasslands and trees and will act as a sufficient buffer to the nearby land and/or buildings. Natural reforestation will be encouraged.
9. Except as provided in this Article, all uses shall comply with the lot size, bulk-regulations, and performance standards of the zoning district in which located.

The project, as proposed, will meet the published criteria of the current zoning ordinance for a Continuing Care Community site plan. With approval of this special exception for a Continuing Care Community in the RA zone, the project, as proposed, will be clustered to maintain open, common and non-common space and provide setbacks from adjacent properties. The site layout will be designed to blend in with the natural environment, taking advantage of the rolling topography as natural screening. These, along with the residential nature of this development will be compatible with the adjacent properties.

**B. Zoning Ordinance, Category 6 Institutional Uses, Section 5-606
Additional
Standards for a Continuing Care Facility**

1. In consideration of an application for such a use, the concentration of such facilities shall be taken into account to prevent clustering in certain neighborhoods, thereby creating an institutional setting and changing the area's character and social structure.

The Community is an unprecedented development in Fauquier County. Currently there is not a similar community currently developed within the County so "concentration of such facilities" is not a factor.

2. No such use shall be established except on a lot fronting on, and having access to, a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Supervisors finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

The Community's location fronts on US Highway 29/15, which is considered a Rural Freeway in the Comprehensive Plan, and is classified as higher than a major collector.

3. No such use shall be establish in any area until the Fauquier County Emergency Coordinator has determined that adequate emergency medical service and fire protection is available in short response time.
 - The plan and details of the Community have been reviewed with the Fauquier County Emergency Services Coordinator. As result of the meeting, an emergency access entrance has been added along Fosters Fork Road for entry of County Emergency vehicles only in the event that the main entrance was not available for entry.
 - The nearest volunteer fire and rescue facility is less than one mile North East of the Property.
 - The Emergency Services Coordinator felt that possibly one-half of an ambulance's time might be required for this community after full occupancy. We will contribute \$50,000 towards the \$100,000 estimated for the purchase of this additional vehicle. We understand that the state has a matching funds grant program to raise the balance.
4. The location for such use should be convenient to shopping, social, educational and cultural uses.

The Property is located less than five miles northeast of Warrenton, Virginia, therefore convenient to shopping, social, educational and cultural uses, and the more than nine golf courses located throughout the area.

5. No such use shall be operated without approval and, where appropriate, licensing by such agencies as the Virginia Department of Social Services, the Virginia Department of Health, and other such appropriate local, state and federal agencies which may have authority in a particular case.

The Community will employ at least thirty full-time equivalent employees from grounds maintenance to healthcare professionals. The Assisted Living Facility will be licensed with the Virginia Department of Social Services, and designed and operated by in accordance with their regulations. Any food service operations or recycling programs will be in accordance with the standards and requirements of the local jurisdiction.

6. No structure used for or in conjunction with such use shall be located closer than 100 feet to any lot line in any Residential or Rural District.

Throughout the Community, the set backs from the neighboring properties are at least 100 feet from the property line.

7. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.

The Assisted Living Facility and Independent Living Apartments are designed to accommodate a side/rear entrance for service vehicles. All Cottages and Villas will be accessible for emergency vehicles from their private driveways.

8. All off-street parking and loading areas shall be effectively screened in any Residential and Rural District.

All off-street parking and loading areas will be effectively screened with earth berms, tree screenings or screen fences.

9. Minimum parcel size is 100 acres.

The Property is 120 acres.

10. The proposed use including all structures, roads and landscaping shall be sited, designed and constructed in a manner which

minimizes the impact of the development on the neighborhood and the County. The scale of the physical facilities shall be such that that the appearance of the Community will be visually harmonious and appropriate to the neighborhood and immediate area.

The use shall minimize adverse impact on floodplains, wetlands, steep slopes, and prime agriculture and forestall land. In planning the development, the applicant shall consider prominent on-site geographic features such as outstanding trees and treelines, stone walls, open fields within the public viewshed, ridgelines, hilltops and historic sites and shall preserve such existing features to the greatest extent possible.

By clustering the Community, it is setback from adjacent properties and from Route 29. The design preserves, to the maximum extent practical, the existing floodplain that runs through the site. This floodplain further adds a natural buffer to the residential community to the east. Furthermore, this project proposes the enhancement of environmental features to facilitate nature trails and other ecological functions such as gardens and natural pond areas for passive recreation of the residents.

The main access road into the Community will take advantage of a tree-lined driveway that currently exists on the site, shading the improved road, further screening the new facilities. The layout goes to great lengths to retain mature trees where ever practical.

The existing topography will aid in the screening of new facilities and will provide a good basis on which to develop a storm water management and best management practices program to meet the Occoquan regulations.

The existing house will be retained as an amenity and community gathering place. No historical resources exist on this site.

The design avoids development on steep slopes.

Access to the site has been coordinated with the proposed alignment of a road for the Jamison property across US Highway 29/15. This has been discussed with VDOT, and will provide the safest point of entry to the site.

C. Zoning Ordinance, Category 20 Public Utilities, Section 5-2002 Standards for Category 20 Use of Private Community Sewage Treatment System as they apply

1. Category 20 special permit and special exception uses shall not be required to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located in Part 4 of Article 3. However, such requirements may be established in the conditions under which such a special permit or special exception is granted.

All setbacks for private sewage treatment system and for the subsurface drip/disposal system are met according to the Commonwealth of Virginia and Fauquier County regulations.

2. No land or building in any district other than the Industrial Districts shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment or for the parking of vehicles, except those needed by employees connected with the operation of the immediate facility.

Only materials and equipment directly tied to the day to day operation of the wastewater treatment facility will be stored at the facility. Operation of the facility will be contracted by a professional organization, licensed in the Commonwealth of Virginia, for treatment facility operations. Any bulk equipment or supplies, not immediately needed for the operation of the subject facility will be kept at their facilities off site.

3. In all zoning districts, other than the I-2 District, all equipment, machinery and facilities not located within an enclosed building shall be effectively screened.

See 2 above. No outdoor storage of materials or equipment related to the operation and maintenance of the wastewater treatment system is anticipated. However, any materials or equipment to be stored at the facility will be protected and screened.

D. Comprehensive Plan Amendment, 1992-2010 Goals as they apply to the extension of water from the New Baltimore Service District

1. To sustain and enhance the quality of life of the County's citizens.

The extension of public water through the subject project will benefit the local community in that it will provide for looping of the water system, enhancing water pressure and reliability. It will also provide a broader customer base that will improve the efficiencies of operations and increase cash revenues for the WSA and provide the potential for an additional source of water by allowing WSA easier access to a high yield well that is located on the property.

6. To plan for necessary public facilities and utilities through public and private cooperation within those areas presently containing services, and to establish priorities for service implementation in the areas presently not served.

All utilities and infrastructure to support this project is being paid for by the developer. Furthermore, some of the off-site improvements to the facility looping of the water system are also being paid for by this development.

7. To encourage economic development which will result in a net tax benefit, create needed job opportunities, and support the other adopted goals.

See Roman numerals IV *Introduction* and V *Need for the Community*.

9. To encourage through zoning and other means the opportunity for development of a full range of dwelling types to meet housing needs.

See Roman numeral V *Need for the Community*.

VI. Economic Impact

The Community will generate significant tax revenues for Fauquier County. The County's service cost associated with the Community will be minimal. There will be a substantially positive fiscal impact on the County.

1. **Property Taxes:** In accordance with preliminary estimates, the Community's value will be approximately \$40 million. As such, the Community is expected to generate approximately \$480,000 per year in property taxes for Fauquier County.
2. **County School Impact:** Because children under the age of nineteen are not permitted to live on the premises; there will be no demand on the County school system.
3. **Fire & Rescue:** Emergency Services recognized a potential for increased ambulance calls. New Baltimore Fire & Rescue can purchase an additional ambulance for \$100,000. We intend to donate \$50,000 enabling NBF&R to receive matching state funds to pay the balance.
4. **Infrastructure Costs:** Adequate roads and other infrastructure presently exist to serve the Community. However, to establish a safe entryway into the Community, the Applicant will make certain road improvements on US Highway 29/15.
 - Dedicate 35 foot of additional right away on the North side of US Highway 29/15
 - Construct deceleration and accelerations lanes and right and left turn lanes for the entrance of Community.

VII. Conclusion

The Community is needed to meet the growing demand for senior housing in Fauquier County as well as the Commonwealth of Virginia. The Applicant has selected the Property because of its proximity to Warrenton, and the available open space features throughout the parcel. The Community is in compliance with the General Standards for Special Exceptions as set forth Article 15-303 of the Zoning Ordinance and the Additional Standards of Article 5-606 for all Category Type 6 uses of the Zoning Ordinance. The Community will add to the types of housing available in the County and provide a unique opportunity for older Fauquier County residents to live in a high quality environment in proximity to religious and commercial services with which they are familiar. Accordingly, AML Development Corporation respectfully requests approval of the Special Exception application for the Continuing Care Community, the Special Exception application for the private community waste water system and the Comprehensive Plan Amendment for public water service.